

MEMORANDUM

JULY 17, 1980

3959

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: SOUTH END PROJECT, MASS. R-56
PROCLAIMER OF MINOR MODIFICATION OF THE URBAN RENEWAL PLAN
PARCEL P-17

SUMMARY: This memorandum requests that the Authority: (1) Adopt a minor modification of the South End Urban Renewal Plan with respect to Parcel P-17 by deleting 212/214 Shawmut Avenue and 69 thru 81 East Berkeley Street and creating Parcels SE-59 thru SE-66; changing their status from acquisition for demolition to rehabilitation; and showing their land use as residential; and (2) Authorize the Director to proclaim by Certificate these Minor Modifications.

Parcel P-17 is a redevelopment parcel located in the South End Urban Renewal Area and bounded by Washington and East Berkeley Streets and Shawmut Avenue. The total parcel contains approximately 149,614 square feet. Section 602 of the South End Urban Renewal Plan indicates that Parcel P-17 was originally scheduled to be a park. The first phase was completed as Site Preparation Contract E-1 and dedicated as Peter's Park in July 1976. The second phase, bounded by East Berkeley Street and Public Alley #705, would have been constructed in conjunction with the planned widening of East Berkeley Street.

The widening of East Berkeley Street is no longer intended. Milton Kamenides d/b/a Kamco Realty Inc. and Tenants Development Corporation (TDC) have been tentatively designated as redevelopers of the eight (8) buildings within this second phasing. A final designation for Milton Kamenides d/b/a Kamco Realty Inc. is being submitted by separate memorandum. The proposal for SE-63 and SE-64 indicates mixed use and the remaining six (6) proposals indicate residential usage.

Section 1201 of said plan provides that minor modifications may be made by the Authority. Therefore, it is recommended that 212/214 Shawmut Ave. and 69 thru 81 East Berkeley Street no longer be indicated to be demolished for a park and that they be deleted from Parcel P-17. These properties would be identified as SE-59, SE-60, SE-61, SE-62, SE-63, SE-64, SE-65, and SE-66, and that the current permitted land use be changed from park to residential/commercial. Finally, it is requested that the Director be authorized to proclaim by Certificate this Minor Modification.

The proposed modification is minor and does not substantially or materially alter or change the Plan. This modification may, therefore, be affected by Vote of the Authority, pursuant to Section 1201 of the South End Urban Renewal Plan.

An appropriate resolution is attached.

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF THE
SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS.
R-56 AND AUTHORIZATION TO PROCLAIM BY CERTIFICATE
THESE MINOR MODIFICATIONS.

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area was adopted by the Boston Redevelopment Authority on September 23, 1965 and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, it is the opinion of the Authority that the minor modification with respect to P-17 is consistent with the objectives of the South End Urban Renewal Plan; and

WHEREAS, the Authority is cognizant to Chapter 781 of the Acts and Resolves of 1972 with respect to minimizing and preventing damage to the environment; and

WHEREAS, the proposed amendment to the Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT:

Pursuant to Section 1201 thereof of the South End Urban Renewal Plan, Mass. R-56, be and hereby is amended by:

1. That Map No. #1 "Property Map" is hereby modified by deleting 212/214 Shawmut Avenue & 69/81 East Berkeley Street from the parcel to be cleared for Public Facilities and identifying them as to be acquired for Residential/Commercial rehabilitation.
2. That Map No. #2 "Proposed Land Use," is hereby modified by deleting 212/214 Shawmut Avenue and 69/81 East Berkeley Street from Parcel P-17 and identifying them as Parcels SE-59, SE-60, SE-61, SE-62, SE-63, SE-64, SE-65, and SE-66.
3. That Chapter VI "Land Use and Building Requirements and other Controls," Section 602 Table A "Land Use and Building Requirements," is hereby modified by changing the permitted Land Use of a portion of Parcel P-17 henceforth identified as Re-Use Parcels SE-59, SE-60, SE-61, SE-62, SE-63, SE-64, SE-65, SE-66 from park to Residential/Commercial.
4. That the Residential/Commercial land use SE-59, SE-60, SE-61, SE-62, SE-63, SE-64, SE-65, SE-66 is subject to the rehabilitation objectives of the Boston Redevelopment Authority Guidelines and Controls.

5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

6. That the Director be and hereby is authorized to proclaim by Certificate these minor modifications of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1, Circular dated June 3, 1970.



